

PB# 87-26

**Andre Morin
(Never Materialized)**

63-1-1.2

MORIN, ANDRE SUB.

87-26

Never Materialized

General Receipt		8730
TOWN OF NEW WINDSOR 555 Union Avenue New Windsor, N. Y. 12550		<u>March 17,</u> 19 <u>87</u>
Received of <u>Morin, Andre</u>		\$ <u>25.00</u>
<u>Twenty-five and 00/100</u>		DOLLARS
For <u>Sub-Division Application Fee (#87-26)</u>		
DISTRIBUTION		
FUND	CODE	AMOUNT
Cash		\$25.00

Williamson Law Book Co., Rochester, N. Y. 14609

By Pauline H. Townsend
Town Clerk Title

Oxford[®]

⊗ ESSELTE

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McGOEY and HAUSER
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
Associate

Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Andre Morin Submittal
PROJECT LOCATION: Off Oak Drive (Beaver Dam Lake Area)
NW #: 87-26
8 July 1987

1). The Applicant has submitted a Plan which is understood to represent a subdivision of a 1.9 +/- acre parcel to three (3) lots. The Plan was reviewed as a Sketch Plan.

2). The Planning Board should understand that the paper streets indicated as Willow Avenue, Sycamore Drive and Larch Street do not exist as constructed improvements.

3). The Plan as submitted has a substantial number of items which are required based on the Town Application Package Checklist and are not included on the Plan. All future submittals should include a complete Plan as well as a completed Checklist signed by the Applicant's Professional.

4). The Board may wish to discuss the following items with the Applicant and require any necessary modifications prior to resubmittal;

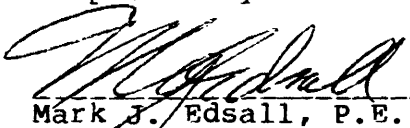
- a. Where is access to the three building lots proposed (i.e. by Town road standard improvement of Willow Avenue or what other method).
- b. The Board should question the use of the 25' parcel from the westerly three (3) lots to Hickory Avenue. This lot is inadequate for building purposes and would not be acceptable as a private road right-of-way since a minimum 50' width is required based on the guidelines.
- c. The Applicant should verify that the Owners indicated as Yanno, Klardie and Shilling are current since all three appear to be inaccurate.
- d. The availability of both sewer and water should be discussed.

TOWN OF NEW WINDSOR
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REVIEW COMMENTS

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8 July 1987
Sheet 2

5). Based on the great number of items which need to be defined on the Plan before a proper review can be made, it is my opinion that the Plan as submitted is not acceptable for sketch plan approval at this time.

Respectfully submitted,



Mark J. Edsall, P.E.
Planning Board Engineer

MJEnjE

Mr. Mc Carville: How about water?

Mr. Soukup: There is a drainage culvert shown, there will be a cross culvert put in we are not restricting any existing stream or major flows.

Mr. Jones: Section 2 with this?

Mr. Soukup: No, only Section 1 as far as the cul-de-sac.

Mr. Scheible: It is a consensus of the Board that you have permission to start grading.

Mr. Ronces: We want a letter from the Highway Superintendant with respect to the Town's maintenance on the holding pond.

REVIEW

MORIN SUBDIVISION (87-26)

Mr. Morin came before the Board representing his proposal.

Mr. Morin: We'd like to get a three lot, basically the three lots.

Mr. Ronces: Did the lot line change or did you have 25 foot wide lots here at one time?

Mr. Morin: That is the way it is in Beaver Dam.

Mr. Edsall: This is currently existing as a single lot as far as the tax maps are concerned. It is the single lot at that point by virtue of the Town Ordinance.

Mr. Mc Carville: Where would your access be to them?

Mr. Morin: I can come in through Willow or the private drive.

Mr. Mc Carville: Are these streets used now?

Mr. Scheible: Paper streets.

Mr. Mc Carville: These would be a private road with three lots on it.

Mr. Edsall: It is my understanding that Willow Avenue which is an existing name so if the name gets changed the Town Board would have to authorize that, is a dedicated Town parcel so I am not quite sure if a private road can be put on that area of the Town property. I don't believe it is an easement.

Mr. Babcock: Willow Avenue is a Town road if you extend Willow you can't have it half Town half private.

Mr. Babcock: You wouldn't be able to give a building permit on the lots because of road frontage.

Mr. Morin: What would I have to do to extend Willow?

Mr. Van Leeuwen: I think we ought to go out there and take a look at those things.

Mr. Scheible: Take these comments to Mr. Doce and he will understand that and the improvements that have to be made on the plan.

Mr. Babcock: Another problem you had run into by coming from Hickory there is no sewer line the sewer line comes up Willow and stops so that would have to be extended this way.

Mr. Scheible: The contours aren't even shown on the property.

Mr. Edsall: I gave him a copy of the complete submittal package to give to Mr. Doce.

Mr. Morin: Thank you.

WINDSOR ENTERPRISES SITE PLAN (LOT 2) (87-22)

Mr. Patrick Kennedy came before the Board representing this proposal.

Mr. Kennedy: You are all basically familiar with the site we have Orange Boat sales on what was lot 1 of a previous subdivision. Basically since they have been on the site they decided they needed the bigger lot for themselves. They are going to move into the bigger site for their own use and probably rent out the other building to some other similar type of business. We show a new showroom and service area for the boats. We have a warehouse in the back which basically is used for the boat storage, possibly some rental space. We had a previous submittal prior to being on the agenda, we had a couple others but the clients have decided to take off the minor storage and to take off another caretakers building which they have also eliminated that would have been another similar building there for this purpose. But they had decided to eliminate that. The sanitary system we show reflected the original apartment in the caretakers building. We have to go back and check with Cuomo and see how far down to reduce the system because we are only going to have the bathroom in the showroom.

Mr. Van Leeuwen: He has an apartment in one of the buildings.

Mr. Mc Carville: That is on one.

Mr. Reyns: You are going to eliminate this mess here?

Mr. Kennedy: This is just too small for the use I don't think they figured it would really grow to that size when they moved onto the lot.

Mr. Reyns: I think that is the good idea and eliminate this, it certainly didn't turn out right. But I think we ought to take a look at it too and perhaps you or somebody down here and explain what is going to be down here and this is my thoughts and I also think we ought to do more with this front area as far as shubbery and trees because that didn't turn out at all I wasn't very happy with that.

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received 3-17-87
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid \$25.00

APPLICATION FOR SITE PLAN OR
SUBDIVISION PLAN APPROVAL

1. Name of Project MORIN SUBDIVISION
2. Name of Applicant Andre Morin Phone (914) 561-6221
Address 643 Route 9W, Newburgh, New York, 12550
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Andre Morin Phone (914) 561-6221
Address 643 Route 9W, Newburgh, NY 12550
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Willis C. Hawkins Phone (914) 236-3473
Address 65 Briarwood Lane, Marlboro, New York
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney Jeffrey G. Berry, P.C. Phone (914) 561-1228
Address 233 Liberty St., P.O. Box 511, Newburgh, NY 12550
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the West side of Hickory Street
(Street)
Two Hundred, Fifty feet West
(Direction)
of Hickory Street
(Street)
7. Acreage of Parcel two(+) 2+ acres 8. Zoning District Residential
9. Tax Map Designation: Section 63 Block 1 Lot 1,2
10. This application is for Subdivision into three (3) lots
11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? No.

If so, list Case No. and Name Not applicable

12. List all contiguous holdings in the same ownership See Attached Survey.
Section _____ Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE
SS.:
STATE OF NEW YORK

Andre Morin being duly sworn, deposes and says
that he resides at 643 Route 9W, Newburgh
in the County of Orange and State of New York
and that he is (the owner in fee) of _____
(Official Title)

of the Corporation which is the Owner in fee of the premises
described in the foregoing application and that he has authorized
to make the foregoing
application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND
INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE
SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

Andre Morin
(Owner's Signature)

ANDRE MORIN

27th day of April 19887

(Applicant's Signature)

Sabrina L. Storno
Notary Public

(Title)

SABRINA L. STORNO
Notary Public of the State of New York
Appointed in Orange County
Commission Expires March 30, 1989

SHORT ENVIRONMENTAL ASSESSMENT FORM

Appendix B Part 617

Project Title: MORIN SUBDIVISION

Location: West side of Hickory Street - 250 Feet West of Hickory Street.

ID Number: _____

INSTRUCTIONS:

- (a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.
- (b) If any question has been answered **Yes**, the project may have a significant effect and the full Environmental Assessment Form is necessary. **Maybe** or **Unknown** answers should be considered as **Yes** answers.
- (c) If all questions have been answered **No** it is likely that this project will not have a significant effect.
- (d) If additional space is needed to answer the questions, please use the back of the sheet or provide attachments as required.

ENVIRONMENTAL ASSESSMENT

- | | YES | NO |
|--|--------------------------|-------------------------------------|
| 1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Will there be a major change to any unique or unusual land form found on the site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Will project alter or have a large effect on an existing body of water? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Will project have an adverse impact on groundwater quality? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Will project significantly effect drainage flow on adjacent sites? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Will project affect any threatened or endangered plant or animal species? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Will project result in a major adverse effect on air quality? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. Will project have a major effect on the visual character of the community or scenic views or vistas known to be important to the community? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Will project adversely impact any site or structure of historic, prehistoric, or paleontological importance or any site designated as a Critical Environmental Area by a local agency? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. Will project have a major adverse effect on existing or future recreational opportunities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 11. Will project result in major traffic problems or cause a major effect to existing transportation systems? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 12. Is project non-farm related and located within a certified agricultural district? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 13. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 14. Will project have any adverse impact on public health or safety? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 15. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16. Is there public controversy concerning any potential impact of the project? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

FOR AGENCY USE ONLY

Preparer's Signature: _____

Date: April 27, 1987

Preparer's Title: Jeffrey G. Berry, Esq.

Agency: _____

28556

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Vincent J. Duce PLS for the building or subdivision of
Andie Morin Etal has been
reviewed by me and is approved ✓,
disapproved _____.

~~If disapproved, please list reason.~~

Not in the town water district - will not
interfere -

HIGHWAY SUPERINTENDENT

✓ Steve D'Leo

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval
Subdivision LOT LINK CHANGE ANDRE MORIN ETAL as submitted by
DODGE for the building or subdivision of
_____ has been
reviewed by me and is approved _____,
disapproved yes.

If disapproved, please list reason.

Road has to be up graded with a Cul-de-sac

Fred Sup. J. (M.D.)
HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

6/2/87
DATE



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

BUREAU OF FIRE PREVENTION

87-26
SITE PLAN APPROVAL

1763

Subdivision of Lands of Andre Morin; Et.Al

The aforementioned site plan or map was reviewed by the Bureau of Fire Prevention at a meeting held on 31 March 1987.

☒ The site plan or map was approved by the Bureau of Fire Prevention.

☐ The site plan or map was disapproved by the Bureau of Fire Prevention for the following reason(s).

The paper street name of Willow Avenue is not to be used, due to an existing street named Willow Avenue

SIGNED: _____
CHAIRMAN

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Vincent Dace for the building or subdivision of
Andre MORIN ET AL has been
reviewed by me and is approved _____,
disapproved ✓ _____.

If disapproved, please list reason.

No information regarding Sewage Disposal

HIGHWAY SUPERINTENDENT

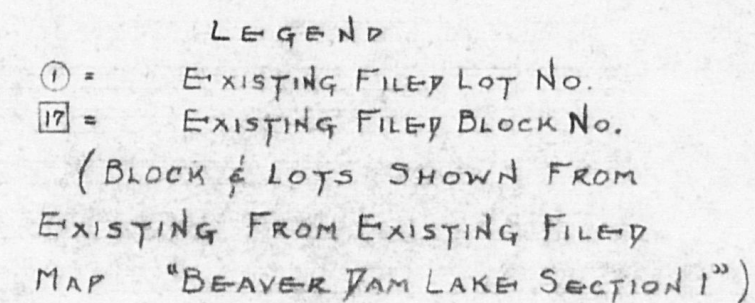
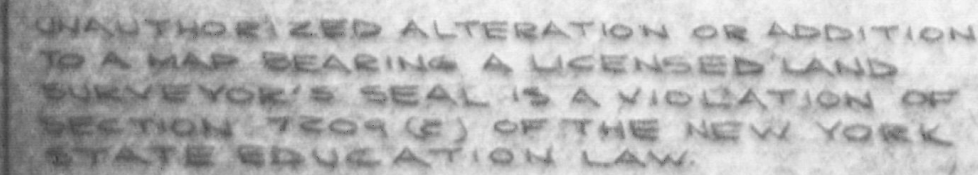
WATER SUPERINTENDENT

Lynn D. Marten

SANITARY SUPERINTENDENT

March 17, 1987

DATE



PROPERTY MAP
LANDS OF
ANDRE MORIN ETAL
BEAVER PAM LAKE TN. OF NEW WINDSOR
ORANGE CO. NEW YORK

PREPARED BY:
VINCENT J. VOSE P.L.S.
P.L.S. NO. 244204
PARAD PARK TN. OF NEWBURGH
ORANGE Co. NEW YORK

SCALE 1" = 50' PAGE 2-17-81